

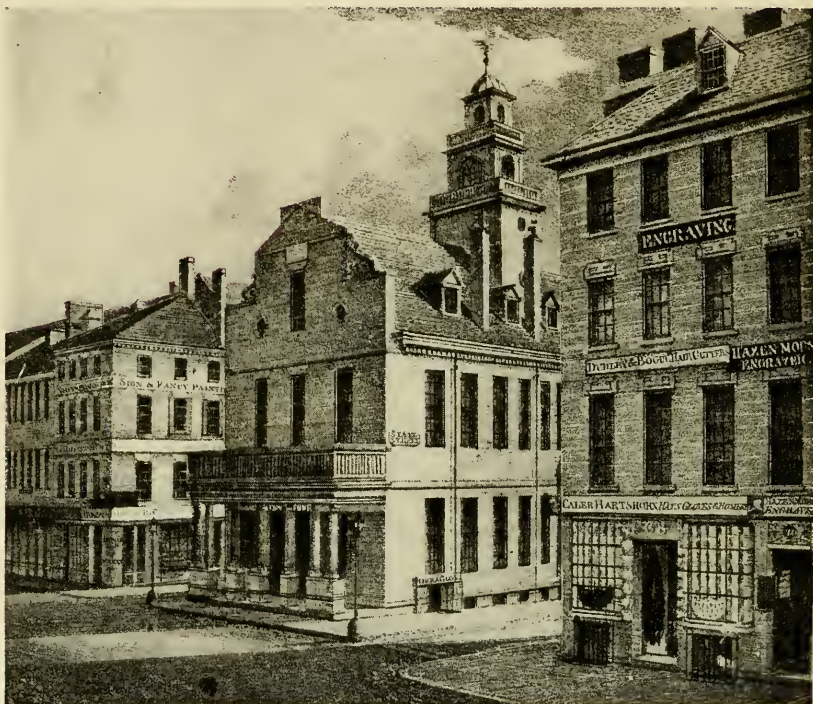
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BOSTON
OF
ONE HUNDRED YEARS
A CITY

1822—1922







From a print

In the collection of the State Street Trust Company

WASHINGTON STREET AT THE HEAD OF STATE STREET ABOUT 1835
 Showing the end of the Old State House when it was used as a post-office.
 The building on the right is the site of the proposed new main office
 of the State Street Trust Company.

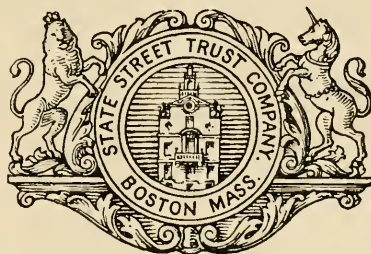
B O S T O N

ONE HUNDRED YEARS

A CITY

*A collection of views made from
Rare Prints and Old Photographs
showing the changes which have
occurred in Boston during
the One Hundred Years
of its existence as
A City*

1822 - 1922



Presented by the
State Street Trust Company
In commemoration of the
One Hundredth Anniversary of the
Incorporation as a City of Boston
Massachusetts

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BY THE
STATE STREET TRUST COMPANY

*Edited, arranged and printed by direction of
Walton Advertising & Printing Co.
Boston, Mass.*

APR -3 1922

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TABLE OF CONTENTS.

	PAGE
Washington Street at the head of State Street about 1835	ii
The United States Agricultural Society Exhibition in 1855	vii
Exterior of Faneuil Hall about 1826	ix
Charles River embankment before construction of Esplanade	xi
The silver casket which contains the original charter of the City of Boston	xii
Plan of Boston 1822	2
Plan of Boston 1922	3
High Street in 1822	4
The old City Hall of Boston	5
Old Norfolk House in Eliot Square, Roxbury, about 1828	6
The residence of Samuel Whitwell on Winthrop Place . . .	7
View of Boston and the South Boston Bridge	8
The Bradlee-Doggett House	9
Temple Place, looking toward the Common	10
Braman's Baths on Chestnut Street	11
The old Bromfield House in 1858	12
A bird's-eye view of Boston and its surroundings in 1850	13
View of the Back Bay, Charles Street and the Common in 1823	14
The old Sheafe House	14
Scollay Square, looking toward Pemberton Square	15
Cathedral of the Holy Cross	16
Tremont Street, showing Winter Street and the Masonic Temple	17
Tremont Street in 1843	18
North side of Court Street	19
The State House, as it appeared in 1835	20
The original location of S. S. Pierce Company	21
Site of the old Hotel Dartmouth	22
Bunker Hill Monument, Charlestown	23
View of Summer Street	23
Chauncy Hall School and First Church, as they appeared in 1828	24
The Samuel N. Brown House	25
North side of State Street from Washington Street	25
Pemberton Square about 1860	26

	PAGE
State Street, showing the Merchants Exchange as it appeared in 1860	27
National Horse & Carriage Mart on Portland Street	28
Commonwealth Avenue at the corner of Dartmouth Street . . .	28
View of Boston Harbor from East Boston about 1860	29
Summer Street, showing the South Boston horse railway depot at Church Green	30
Park Street from Tremont Street	30
View of the Back Bay about 1857 before the process of filling in was started	31
View of Boston and Charlestown	32
Looking down Congress Street	33
The old Hotel Boylston at the corner of Tremont and Boylston Streets	34
A view of the Public Garden and Boston Common about 1870 . . .	35
Quincy Hall Market about 1830	36
The old Boston Public Library on Boylston Street	37
View of Boston and East Boston about 1859	38
Park Square in 1870	39
Washington Square, Fort Hill about 1870	40
South Boston with Boston in the distance	41
How the Back Bay looked in 1872	42
Trinity Church in Copley Square about 1877	43
The Custom House of Boston	43
The Franklin Hotel in 1829	44
The second Exchange Coffee House	45
Post Office Square in 1878	46
The Blake-Shaw Houses in Bowdoin Square	46
Haymarket Square	47
The old Hancock House	48
Boylston Street	49



From a print

In the collection of the State Street Trust Company

THE UNITED STATES AGRICULTURAL SOCIETY

View of the grounds and structures at its third exhibition in Boston in 1855.

FOREWORD

AS with the individual, so with the community, a birthday is an interesting occasion. The State Street Trust Company, in commemoration of the one hundredth anniversary of the incorporation of Boston as a city, issues as its annual brochure a series of views showing some of the many changes which have taken place in the city during the past century.

Before the town became a city, a form of government was submitted to the people of Boston together with an inquiry as to whether the name "the Town of Boston" should be changed to "the City of Boston." Two thousand, seven hundred and twenty-seven voted in the affirmative and 2,087 in the negative, so that a small matter of 640 votes decided that Boston should become a city, and on February 23, 1822, the Governor approved the act establishing "the City of Boston." The new charter was drafted by Lemuel Shaw, later Justice of the Supreme Court, and in it the principal head was named "Mayor," the "Board of Aldermen" was fixed at eight members, and a "Common Council" of forty-eight persons was created, four from each of the twelve wards into which the city was divided.

It was not, however, until March 4, 1822, that the charter incorporating the city was accepted by the town, the vote then being 2,797 in favor and 1,881 against, a majority of 916, showing a slight increase in the number of those who favored the change. Accordingly a city government was organized, and on May 1, 1822, John Phillips was chosen mayor. The term of office was one year until the statute of 1895 made it two years. The two-year term began with the election of Josiah Quincy in 1896, but in 1909, in accordance with the statute then passed, a four-year

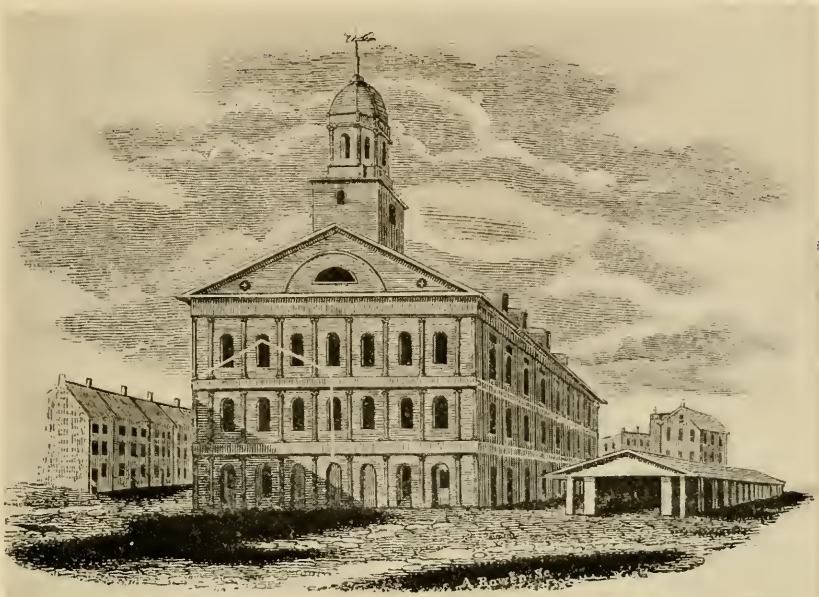
term of office was established. It is interesting, however, to note in detail the steps which made Boston a city.

For many years after the beginning of the settlement, the form of government was that of the old-fashioned town meeting, in which each freeman had a voice and in which town affairs were regulated by the whole body of freemen represented at the meeting. Finally town affairs became so unwieldy that certain persons were delegated to conduct them. At first these were chosen for six months, then for a year, and finally they came to be called the Board of Selectmen.

The town grew rapidly. Its activities became larger than even the Selectmen could regulate. Accordingly officials were chosen to look after special departments of public service, such as constables, surveyors of highway, clerks of market, sealers of leather, packers of fish and meat, and hog reeves. Even with these changes the town form of government had become unwieldy by 1708, and attempts were made to incorporate the town, but these failed. In 1784 a number of influential citizens petitioned for the appointment of a committee, which in due course reported two plans for the better government for Boston. One made the body politic consist of a Mayor, Aldermen, and Common Council; the other suggested a President and Board of Selectmen; but the residents were not ready for the adoption of either plan, and it was decided, when put up to the voters, inexpedient to make the alterations suggested. Again in 1791 and 1804 futile efforts were made to secure the consent of the voters that Boston might become a city. When, however, the time had arrived for this important step, it was discovered that no provision existed in the State Constitution which gave authority to the General Court to erect a city government, and this necessarily led to a movement which on April 9, 1821, culminated in the passage of such an amendment to the constitution.

In 1820 the population of Boston was 43,298, and the town meeting had become a farce. It was attended by less than fifty voters, save when questions of great interest came up, and was quite dominated by the public officials who always turned out. Yet every step in the direction of a change of government was opposed by a conservative element, one of the most strenuous objectors being Josiah Quincy, who afterwards became the second mayor of the city.

Matters came to such a pass that a special meeting was called in Faneuil Hall in January, 1822, and a committee reported in



From a print

In the collection of the State Street Trust Company

EXTERIOR OF FANEUIL HALL ABOUT 1826

It was here that the people of Boston voted to change the name "the Town of Boston" to "the City of Boston" and later accepted the charter incorporating the City, March 4, 1822.

favor of a chief executive to be called the Intendant. He was to be elected by the Selectmen. An executive board of seven persons called Selectmen was to be elected by the inhabitants on a general ticket, and a body with mixed legislative and executive powers, called the Board of Assistants, was to be composed of four persons chosen from each of the twelve wards. The report was amended by changing the name "Intendant," taken from the French, to the name "Mayor," "Selectmen" to "Aldermen," and "Board of Assistants" to "Common Council." It was upon the adoption of this report that the people of Boston finally passed favorably.

A comparison of the Boston of 1822 with that of the present may be made by means of the statistics which exist in the statistician's office of the city. While those of 1822 are quite meager as compared with those of today, nevertheless one may, by a comparison, gain some interesting facts as to the changes and expansions that have taken place in the city. The area of the city in 1822 was 4.7 square miles. In 1922 it covers 47.81 square miles, of which 43.55 are land area. Its population has multiplied sixteen times in a hundred years. The approximate population of the city

in 1822 was 46,226, while the United States census, which some claim underestimated the actual figures, gives the population in 1920 as 748,060. When Boston became a city it had 7,705 homes and in 1922 it has 164,785. The debt which the city carried over from the town government was \$100,000, being the cost of a jail and court-house on Leverett Street. In 1922, the net city debt is \$79,379,925, or \$99.10 approximate net debt per capita.

The cost of running the city in 1822 was \$249,000. For the fiscal year of 1920-21 the expenses, ordinary and extraordinary, were \$57,477,910. The following figures show the valuation of property at the two periods. In 1822, the total valuation was \$42,140,200 divided as follows—\$23,364,400 real estate and \$18,775,800 personal. The rate of taxation was \$7.30 per thousand, and 8,800 persons were then taxable. This included every male over sixteen years old. In 1920 the valuation of property in the city was \$1,572,458,780 divided into real estate \$1,396,073,300 and personal estate \$176,385,480, the rate of taxation being \$24.10 per thousand, and 195,795 individuals appear as taxable.

On its school department the city spent in the fiscal year of 1820-21 a total of \$45,045. In 1920-21 the amount expended for education was a total of \$10,808,753. In 1822 there were 29 elementary schools containing 3,827 pupils. The English High School for boys started in 1821 with George B. Emerson, a Harvard graduate, as headmaster, and had 6 teachers and 207 pupils. In 1921 there were 279 public schools, 3,422 teachers, and 126,507 pupils. In addition, there were 13,631 students in the evening schools. Private schools of Boston, whose pupils come not alone from Boston, but from the outlying districts, have a registration of 32,132 between the ages of 5 and 16.

In 1822 the only theatre in Boston was the Boston Theatre on Federal and Franklin Streets, which had been remodeled in 1798 and was considered one of the best in the country. The performance began at six o'clock in the winter and half-past six in the spring. Today there are 40 theatres in Boston, 36 motion-picture houses, 80 halls which seat four hundred or more, and 62 halls seating less than four hundred.

There was no organized fire department in 1822. In 1922 Boston has a highly organized fire force comprising 1,170 men, with 62 fire stations and 1,205 alarm boxes. In 1822 the men who worked the engines received a small compensation and were exempt from militia duty. In 1920 the cost of the fire department was \$3,223,133 including pensions.

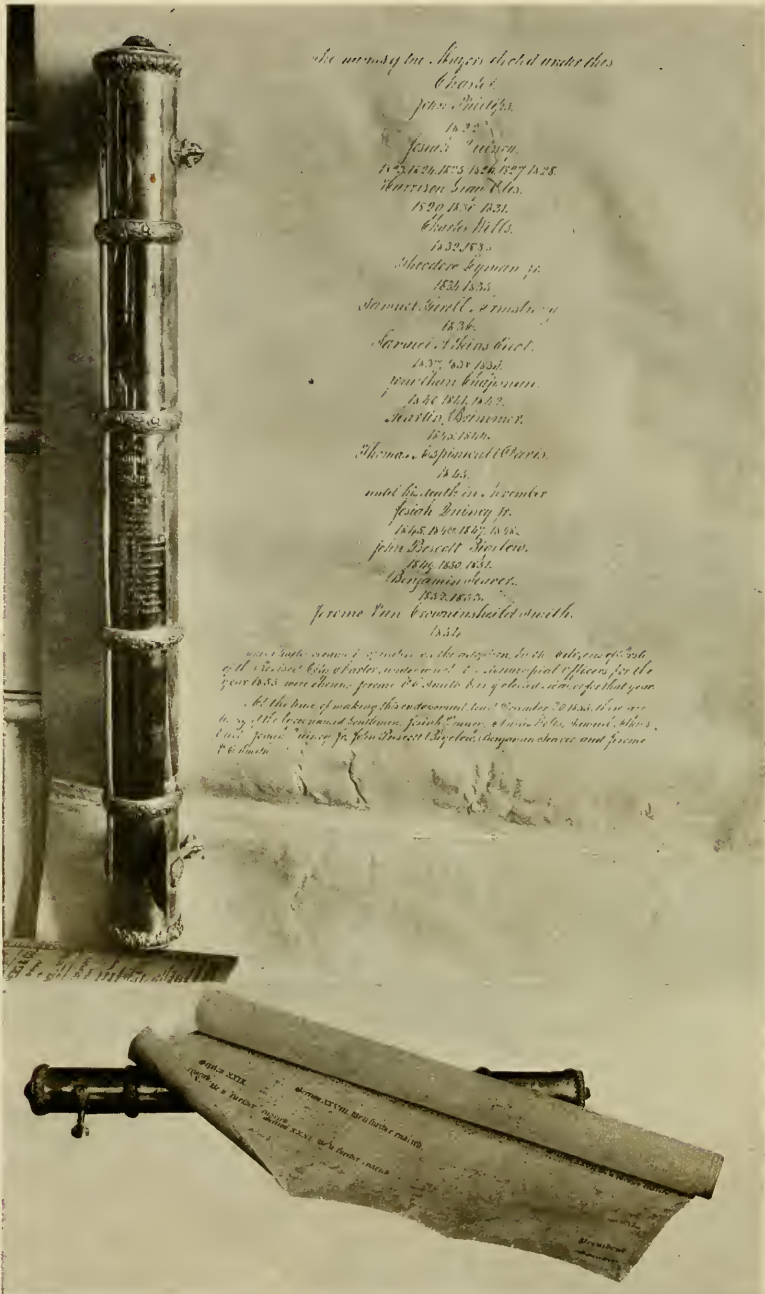
The "Constables" who kept the Bostonians of 1822 in order are now replaced by 1,846 policemen. In the city today there are 135 hotels, 33 incorporated hospitals, and 3,077 manufacturing plants. The largest number of establishments in any one industry is in the book and job printing business—311 individual enterprises. The confectionery and ice-cream trades employ the largest number of workers.

It is fitting that we should here acknowledge our indebtedness to the following who have assisted in the preparation of this brochure by permitting us to use photographs and prints: the directors of the Boston Real Estate Exchange, the members of the House Committee of the Exchange Club, the Bostonian Society, the officers of the New England Mutual Life Insurance Company, J. Sumner Draper and Mark Temple Dowling, Claude Fisher, Herman Parker of Macullar Parker Company, and Henry Penn of Penn the Florist. We desire especially to mention the cordial co-operation given to us by Walter K. Watkins, Charles F. Read and William B. Clarke of the Bostonian Society.

Thanks are also due to the Hon. Andrew J. Peters, Ex-Mayor of Boston, to the late Dr. Edward M. Hartwell, City Statistician, and Horace R. Keay and William T. Seeger of his office, Irwin C. Cromack, assistant chief City Engineer, and James Donovan, City Clerk, for their help in preparing this brochure.



CHARLES RIVER EMBANKMENT BEFORE CONSTRUCTION
OF ESPLANADE



From a photograph

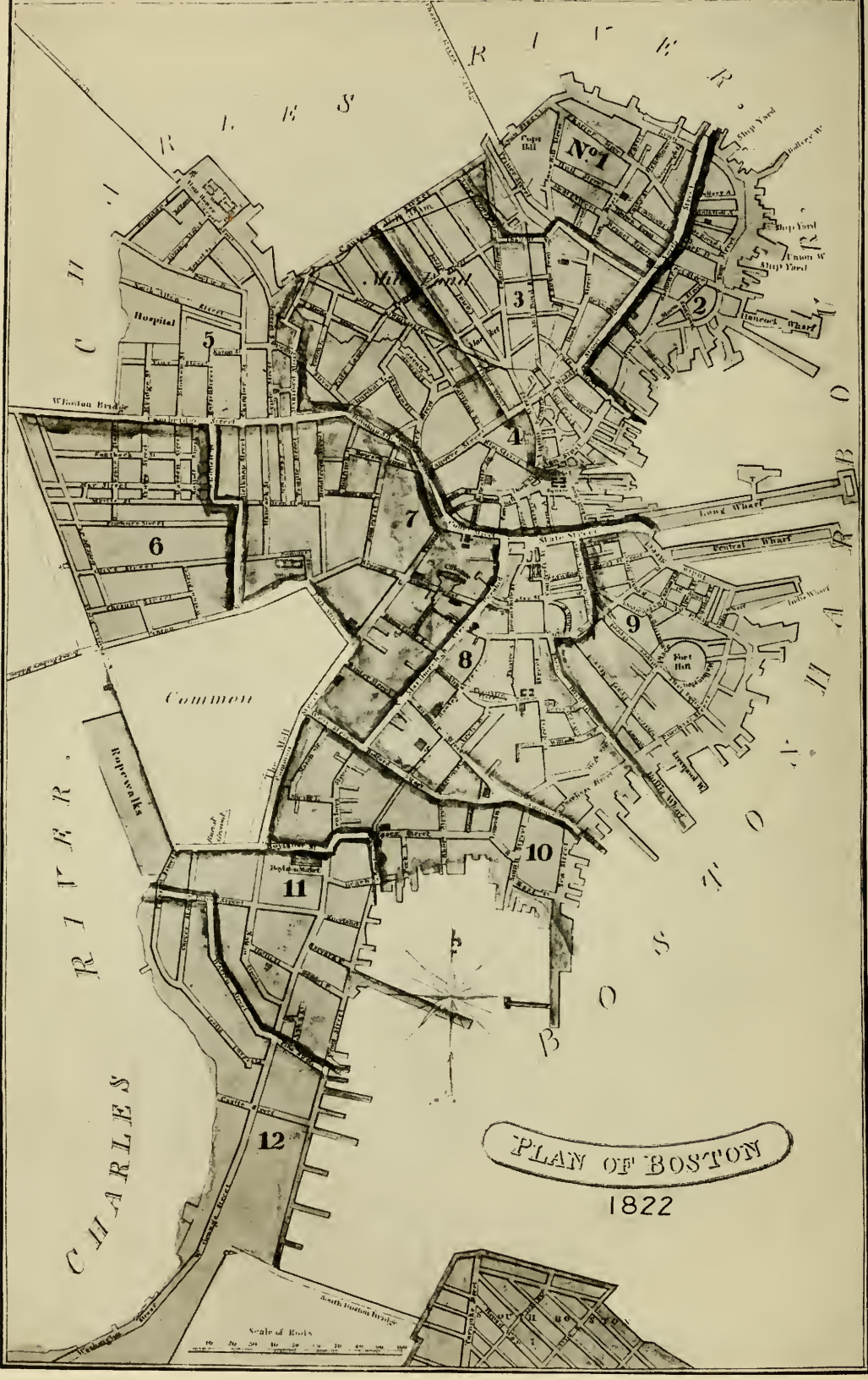
Kindness of the City of Boston

**THE SILVER CASKET WHICH CONTAINS THE ORIGINAL
 CHARTER OF THE CITY OF BOSTON**

The engraving shows the names of the mayors who were elected under
 this charter and served the city from 1822 to 1854.

VIEWS OF BOSTON





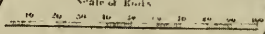
CHARLES RIVER

Common

PLAN OF BOSTON

1822

Scale of Miles





From a map

Courtesy of The Heliotype Company of Boston

PLAN OF BOSTON 1922

The section enclosed and marked No. 1 shows the size of Boston in 1822, which is shown in detail on the opposite page. Boston in 1822 was bounded roughly on the west by Charles Street and the South Boston Bridge.



From a print

Kindness of the Boston Real Estate Exchange

HIGH STREET IN 1822

Showing "Harris' Folly" in the background of the Jeffrey Richardson residence on the corner of Pearl Street.

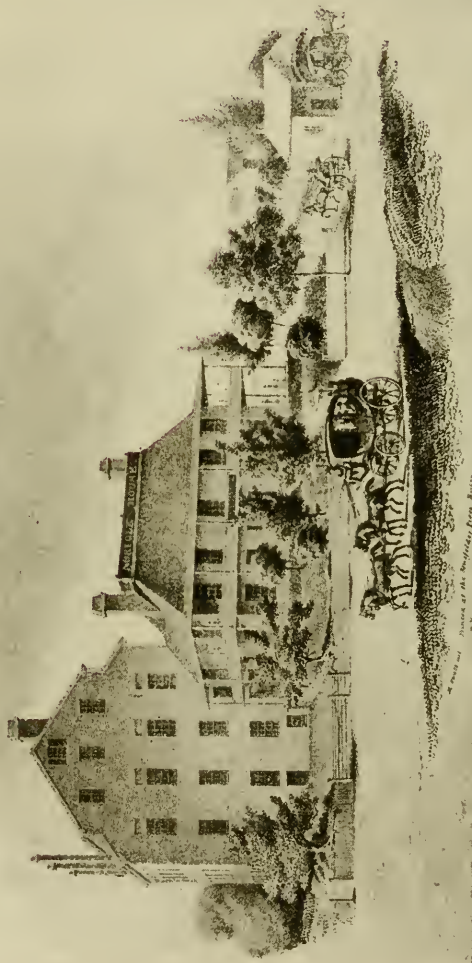


From a photograph

Kindness of Messrs. Draper & Dowling

THE OLD CITY HALL OF BOSTON ON SCHOOL STREET

Before the erection of the present building it was here that the city officials, under the charter of 1822, first had their offices. To the left of the picture can be seen the former Registry of Deeds and to the right, the Niles Building.



NORFOLK HOUSE...ROXBURY.

THE subscribers, who has occupied the NARBERT HOTEL for the last three years, have taken the NORFOLK HOUSE, in Roxbury, and is ready to receive all the parties, large or small, which may favor him with their company.

On the first of the month of June, about thirty leading citizens, mostly gentlemen, and one of the largest and most splendid Assemblies, known in this city, called the HARVARD BALL.

Gentlemen and Ladies, from a distance, who visit Boston for pleasure or health; and wish to unite this society of the city with the retirement of the country, and to spend a few days in a more agreeable residence, in addition to the usual mode of spending the winter months, are invited to visit the establishment, commanding a fine view of the city of Boston, Harbor, and adjacent country, contiguous to the

Roxbury road, distance only two miles, from the capital, to and from which convenient coaches will run every day, and the roads are very respectable, affording an easy and regular conveyance to all who may wish to visit the country.

The subscribers might give abundant assurance of unvaried exertions, since figures, good waiters, moderate charges, &c. &c. but he prefers to leave it to the judgment of his visitors whether he deserves their patronage or not.

M. DURAND.

BY Eight o'clock BENJAMIN ALLEY is attached to the House for the convenience of Ladies and other parties, but in a situation calculated to give no annoyance to visitors.

June, 1828.

From a print

Kindness of Messrs. Draper & Dowling

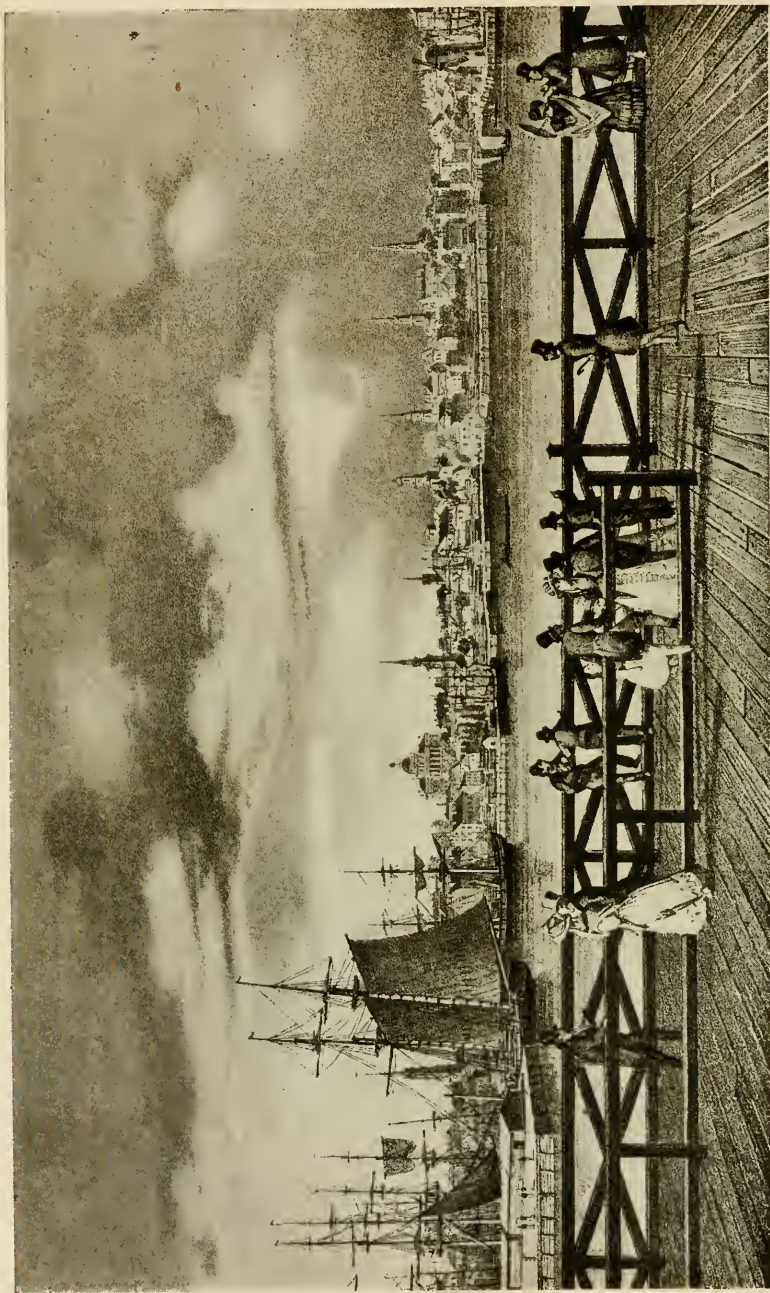
OLD NORFOLK HOUSE IN ELIOT SQUARE, ROXBURY, ABOUT 1828



From a photograph

Kindness of the Boston Real Estate Exchange

THE RESIDENCE OF SAMUEL WHITWELL
Built by him in 1822, on Winthrop Place, now Winthrop Square.



From a French print

In the collection of the State Street Trust Company

VIEW OF BOSTON AND THE SOUTH BOSTON BRIDGE

Showing the State House in the center and Wind Mill Point on the extreme right, now the vicinity of the South Terminal.



From a photograph

Kindness of the Exchange Club

THE BRADLEE-DOGGETT HOUSE

Formerly on the corner of Tremont and Hollis Streets, where some of the Boston Tea Party assembled. On the left of the picture can be seen the Hollis Street Church, later altered as the Hollis Street Theatre.



From a photograph

Kindness of the Exchange Club

TEMPLE PLACE

Looking toward Tremont Street and the Common.



BRAMAN'S
HOT & COLD BATHS

AND SWIMMING SCHOOL

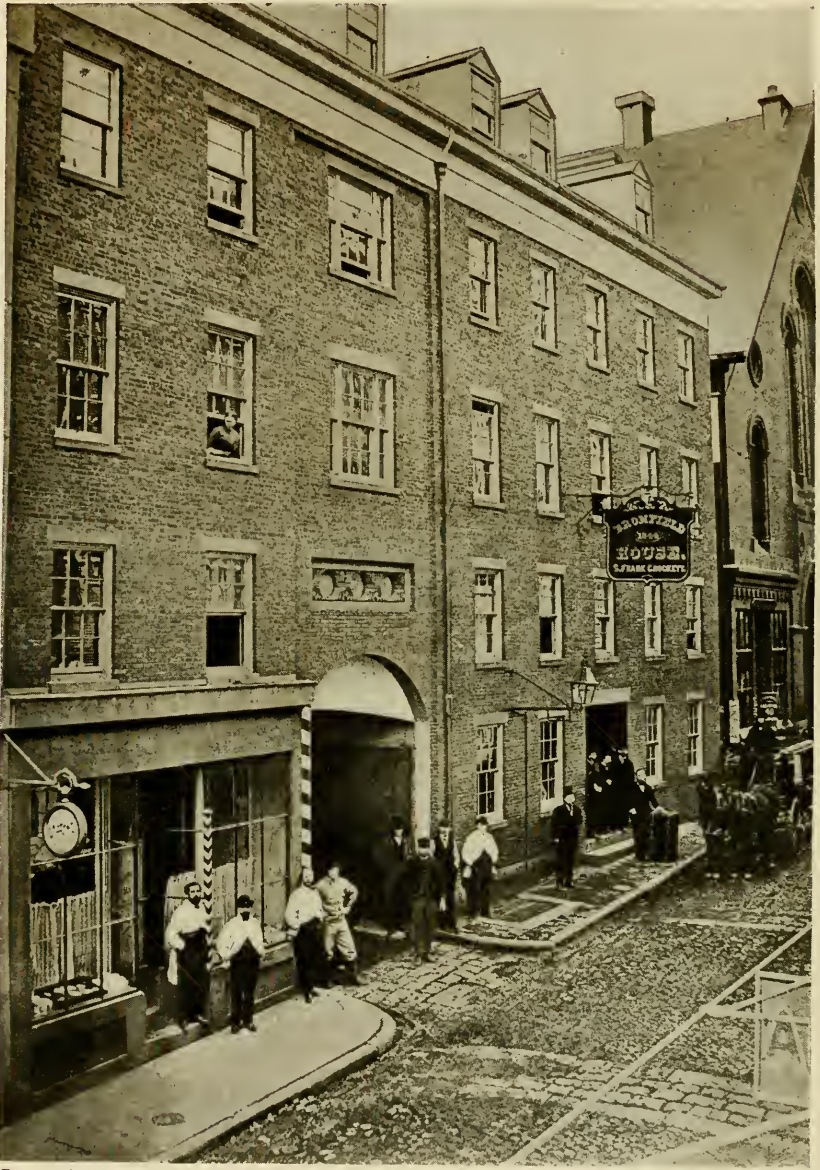
(Lower end of Chestnut St. near the Mill Dam.)

(BOSTON.)

From a lithograph

Kindness of Messrs. Draper & Dowling

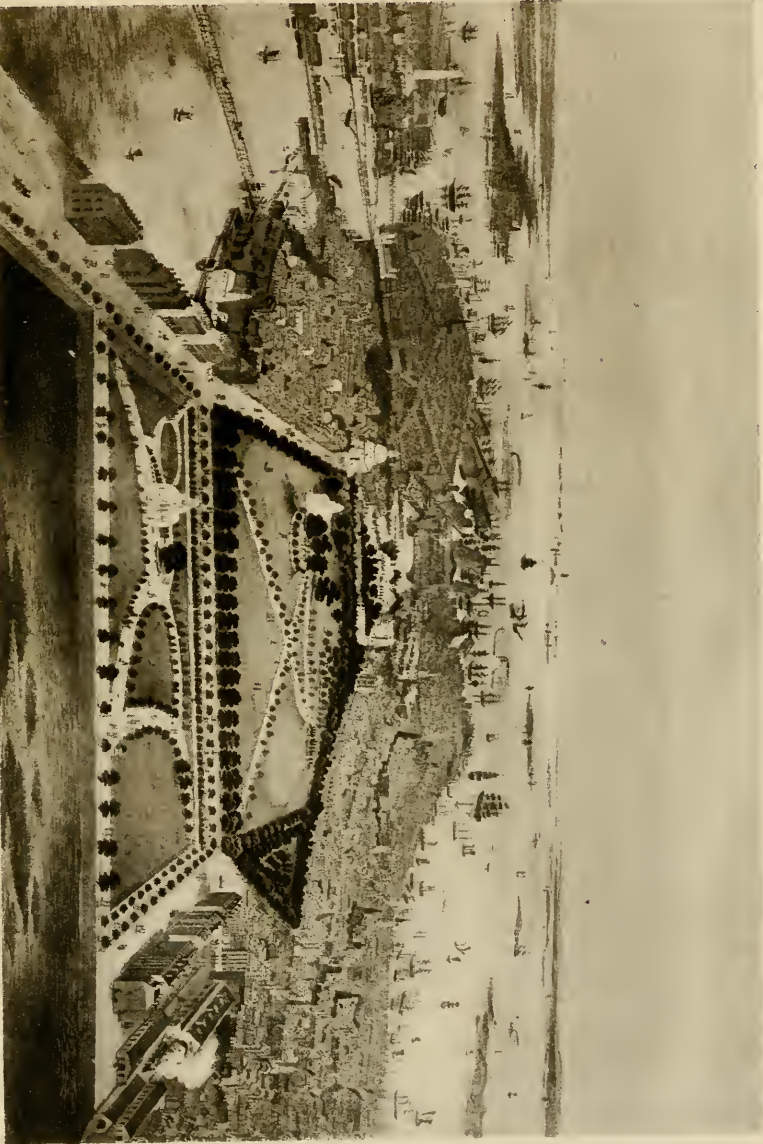
BRAMAN'S BATHS ON CHESTNUT STREET



From a photograph

Kindness of the Exchange Club

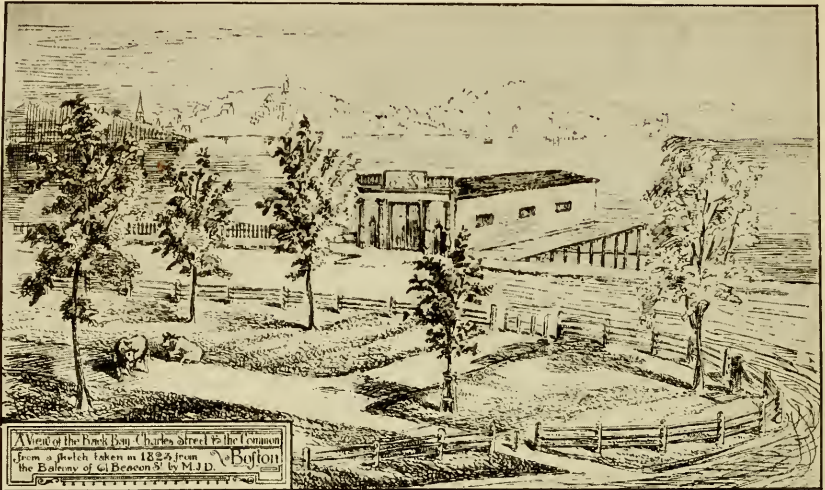
THE OLD BROMFIELD HOUSE ON BROMFIELD STREET IN 1858
With the Bromfield Street Methodist Church on the extreme right. The archway shown in the center of the picture, still in existence, was then the entrance to the stable in the rear of the hotel.



From a lithograph

A BIRD'S-EYE VIEW OF BOSTON AND ITS SURROUNDINGS IN 1850

In the collection of the State Street Trust Company at the Copley Square Office



From a drawing

Kindness of the Bostonian Society

VIEW OF THE BACK BAY, CHARLES STREET AND THE COMMON IN 1823

The building shown is the gun house of the Sea Fencibles, an independent company of maritime men. Sketch from the balcony of 61 Beacon Street.



From a photograph

Kindness of the Exchange Club

THE OLD SHEAFE HOUSE

On the corner of Columbia and Essex Streets, which was Earl Percy's headquarters during the siege of Boston.



From a photograph

Kindness of the Boston Real Estate Exchange

SCOLLAY SQUARE

Looking toward Pemberton Square. On the left is the site of the Suffolk Savings Bank and on the right, the Scollay Building. The dwellings seen in the background are now on the site of the present Court House.



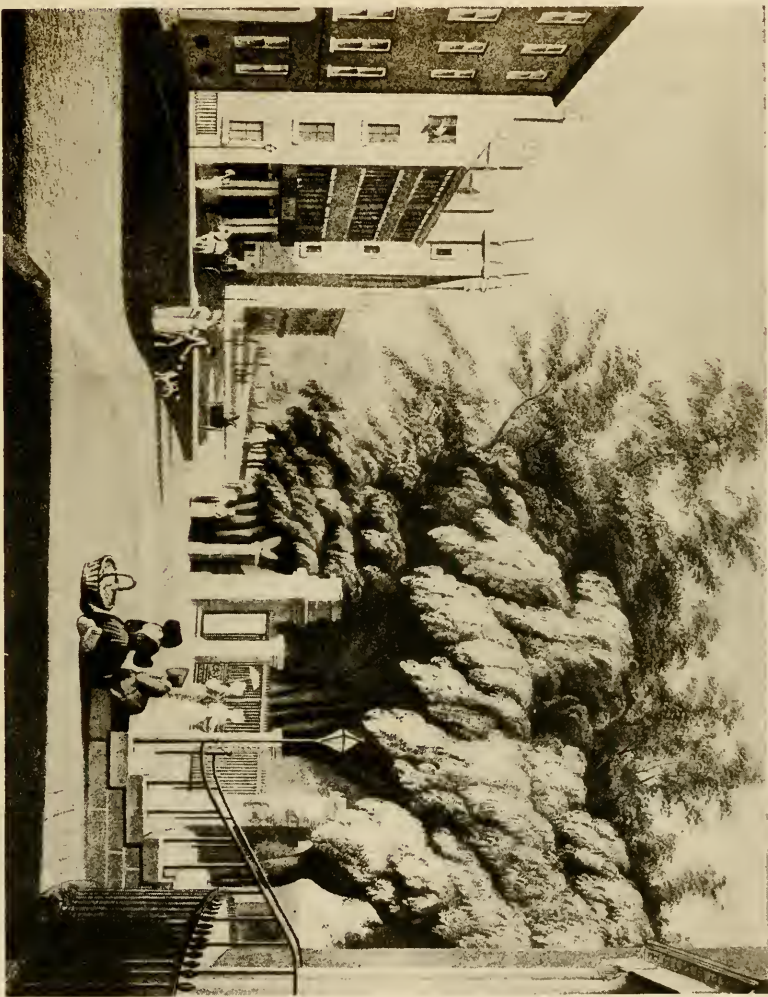
CATHEDRAL OF THE HOLY CROSS.
FRANKLIN ST. BOSTON.

DEDICATED SEPT. 29th 1803.
Length 115 feet greatest width 72 feet.

From a print

Kindness of Messrs. Draper & Dowling

CATHEDRAL OF THE HOLY CROSS
On Franklin Street near the corner of Devonshire Street.



From a print

TREMONT STREET

Showing Winter Street on the left and beyond Masonic Temple at the corner of Temple Place. The steps of the Park Street Church, Boston Common fence and the Elms are shown on the right.

Kindness of the Exchange Club



From a print

Kindness of the Bostonian Society

TREMONT STREET IN 1843

Showing on the left the old Tremont House, and on the right, Tremont Theatre, later Tremont Temple, since burned and rebuilt. King's Chapel and burial-ground are seen beyond.

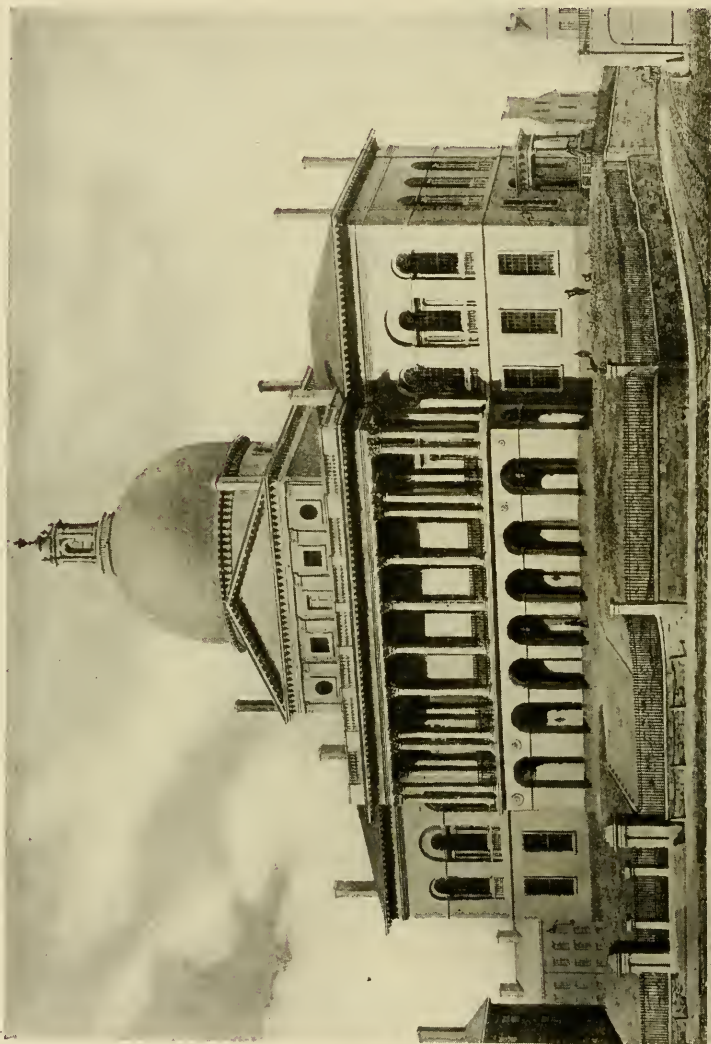


From a photograph

Kindness of the Exchange Club

NORTH SIDE OF COURT STREET

The present site of the Ames Building on the corner of Washington Street.



STATE HOUSE, BOSTON.

From a print
THE STATE HOUSE OF THE COMMONWEALTH OF MASSACHUSETTS
Designed by Bulfinch, as it appeared in 1835.
Kindness of Messrs. Draper & Dowling

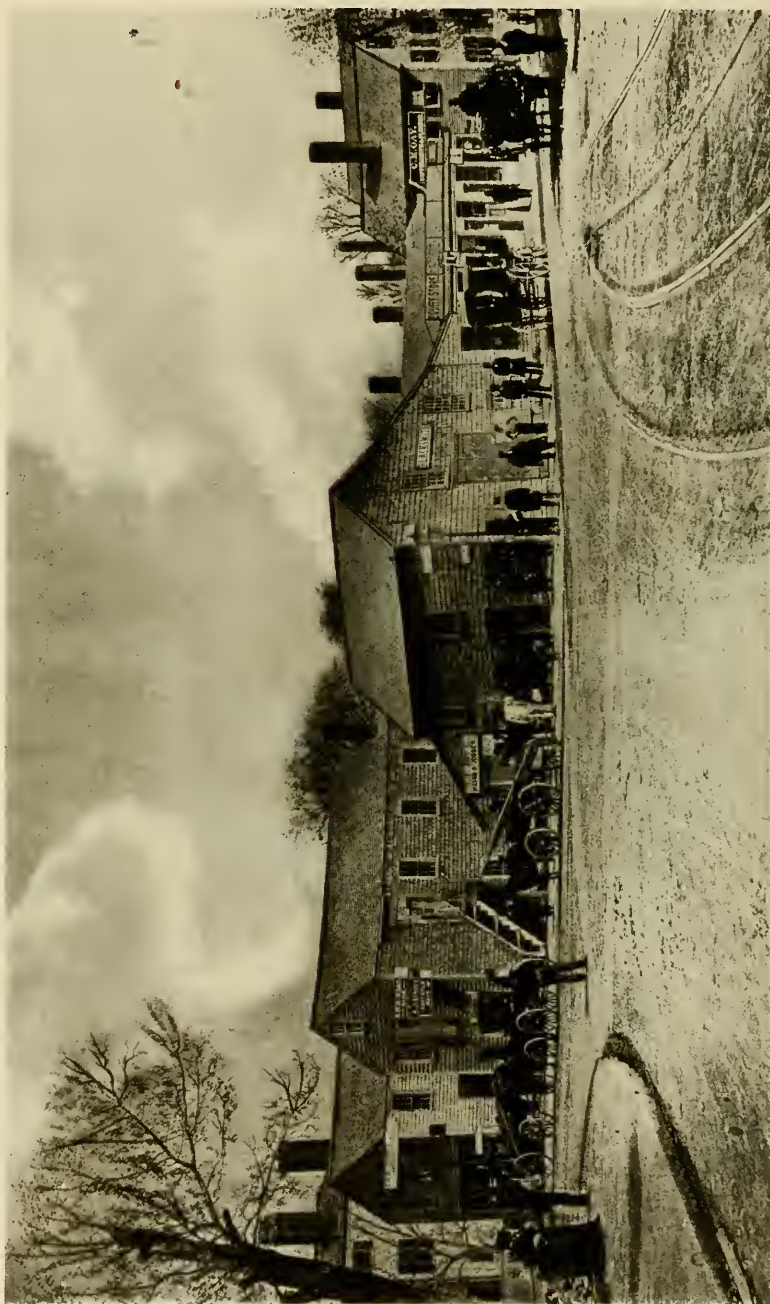


From a photograph

Kindness of the Boston Real Estate Exchange

THE ORIGINAL LOCATION OF S. S. PIERCE COMPANY

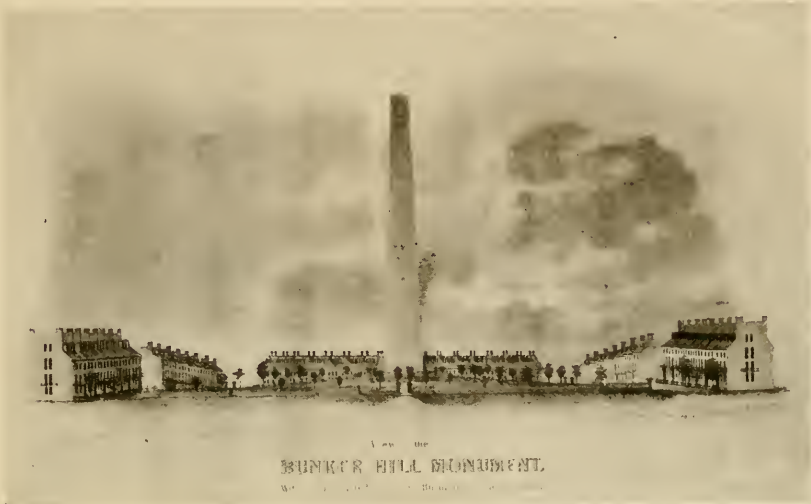
On Court Street. Showing Tremont Street on the right. George Washington lodged in this building in 1789.



From a photograph

SITE OF THE OLD HOTEL DARTMOUTH
At the corner of Dudley and Warren Streets, Roxbury.

Kindness of the Boston Real Estate Exchange



From a print

In the collection of the State Street Trust Company

BUNKER HILL MONUMENT, CHARLESTOWN

The earliest view, showing the restricted style of residences.



From a print

Kindness of the Bostonian Society

VIEW OF SUMMER STREET

Showing the Meeting-house of the New South Society, designed by Bulfinch, on Church Green at the junction of Bedford and Summer Streets.



From a print

CHAUNCY HALL SCHOOL AND FIRST CHURCH ON CHAUNCY PLACE, NOW CHAUNCY STREET, AS THEY APPEARED IN 1828

The school at one time was on Boylston Street, next to the present location of the Copley Square office of the State Street Trust Company.

Kindness of Messrs. Draper & Dowling



From a photograph

Kindness of the Boston Real Estate Exchange

THE SAMUEL N. BROWN HOUSE

On Dartmouth Street at the corner of Blagden Street, the site of the Boston Public Library in Copley Square. On the right is the unfinished tower of the New Old South Church on Boylston Street.



From a painting

Kindness of the Bostonian Society

NORTH SIDE OF STATE STREET FROM WASHINGTON STREET

As it appeared in 1825. On the left is the site of the first shop in Boston and of the present Devonshire Building and on the right is the Old State House.



From a photograph

Kindness of J. Murray Forbes

PEMBERTON SQUARE ABOUT 1860

On the left is the present site of the Suffolk County Court House, in the center background, Police Headquarters, and on the right, Barristers Hall, and the extreme right, the Pemberton Building.

Among the residents of this locality were the following: Dr. George C. Shattuck, Mrs. John Mackay, Samuel R. Putnam, Joseph Coolidge, F. B. Crowninshield, Robert M. Mason, Nathaniel I. Bowditch, John A. Lowell, Peter C. Brooks, Jr., P. S. Shelton, Josiah Bardwell, Mark Healey, R. C. Winthrop, and Mrs. Henry Sigourney.



From a photograph

Kindness of the Exchange Club

STATE STREET

Showing the Merchants Exchange as it appeared in 1860. These buildings are now replaced by the Exchange Building, number 53 State Street.



From a lithograph

Kindness of Messrs. Draper & Dowling

NATIONAL HORSE & CARRIAGE MART ON PORTLAND STREET

This street has been since 1875—about the time of this print—the center of auction sales of horses, carriages, etc., and the above illustration shows the form of advertising used in early days.

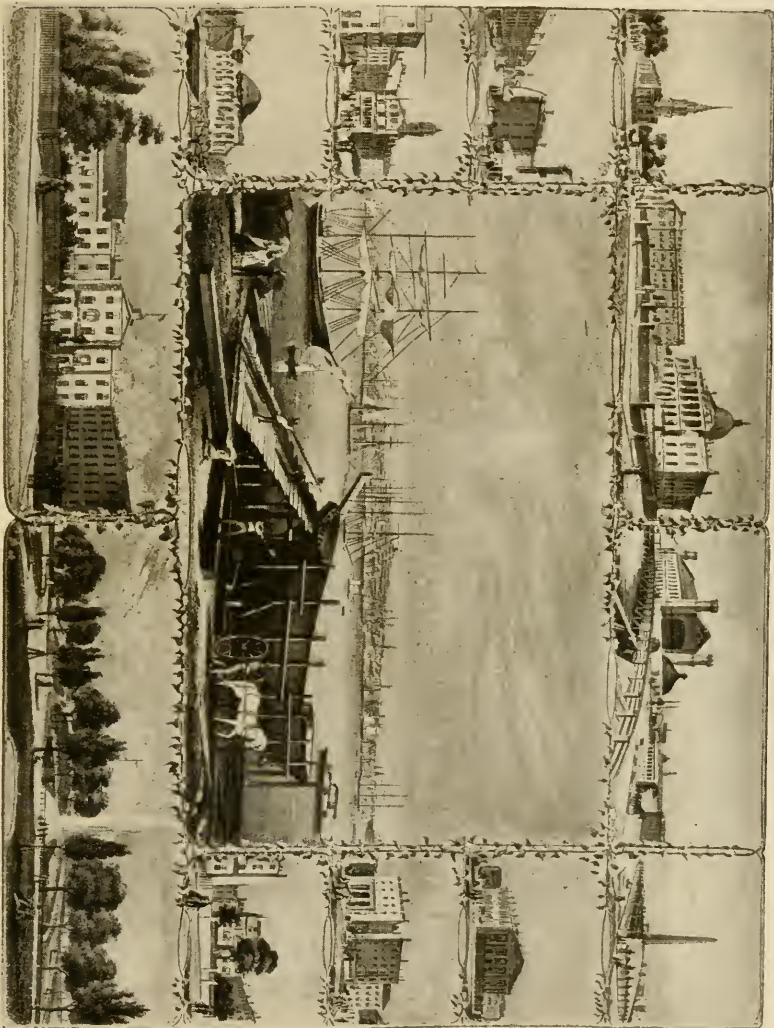


From a photograph

Kindness of the Boston Real Estate Exchange

COMMONWEALTH AVENUE AT THE CORNER OF DARTMOUTH STREET
Showing the Hotel Vendome before the addition was built.

Around the edge of the picture beginning on the top from left to right can be seen views of the Park Street Church, State House, Fitchburg Railroad Depot, Banker Hill Monument,



From a print

VIEW OF BOSTON HARBOR FROM EAST BOSTON ABOUT 1860

In the collection of the State Street Trust Company

and Maine Depot, Reserre House, Hancock House, Boston Common, City Hall, Custom House, Old State House, Tremont Row and the Scollay Buildings.



From a print

Kindness of Messrs. Draper & Dowling

SUMMER STREET

Showing the South Boston horse railway depot at Church Green.

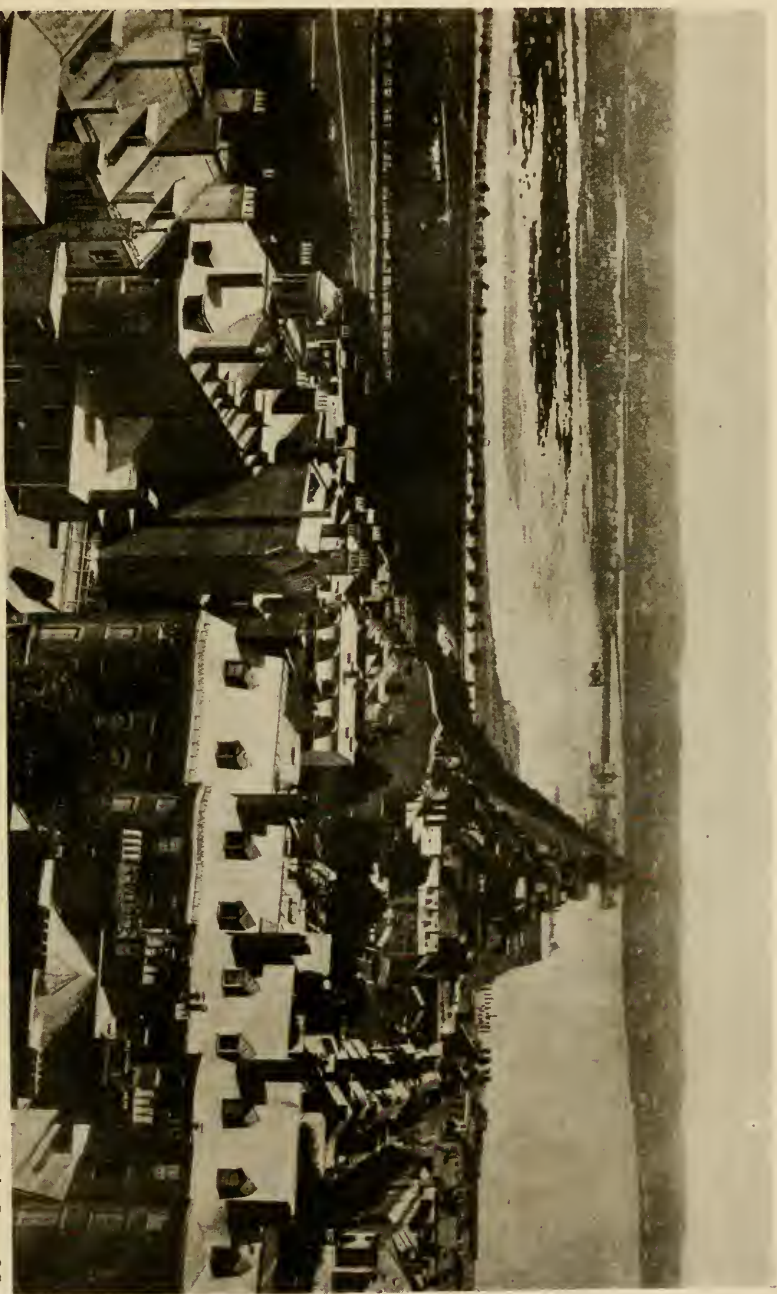


From a painting

Kindness of Henry Penn

PARK STREET FROM TREMONT STREET

Showing the Common on the left, the State House on Beacon Hill in the center, and the Park Street Church and Burying Ground on the right.
The original is in the possession of Bostonian Society.



From a photograph

VIEW OF THE BACK BAY ABOUT 1857 BEFORE THE PROCESS OF FILLING IN WAS STARTED

The Mill Dam, now Beacon Street, can be seen extending across the water. Charles and Arlington Streets appear at the left bordering the Public Garden.

In the collection of the State Street Trust Company, Copley Square Office



From a print

VIEW OF BOSTON AND CHARLESTOWN

Showing Bunker Hill Monument on Breed's Hill to the right, the Navy Yard in the center, and the Chelsea Bridge crossing the Mystic River.

Kindness of Claude Fisher



From a photograph

Kindness of the Boston Real Estate Exchange

LOOKING DOWN CONGRESS STREET

Showing the old Traveller Building at the corner of State Street, now the site of the main office of the State Street Trust Company.



From a photograph

Kindness of the Boston Real Estate Exchange

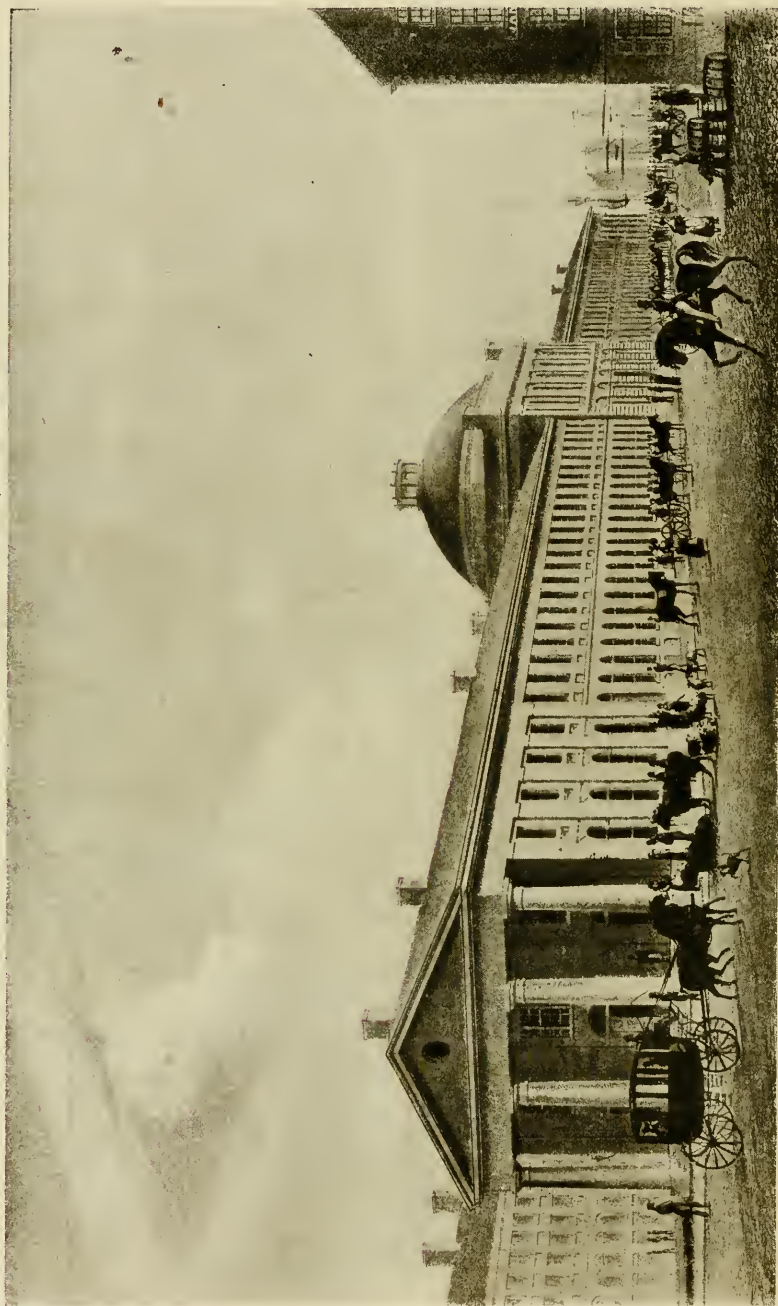
THE OLD HOTEL BOYLSTON AT THE CORNER OF TREMONT AND
BOYLSTON STREETS

Now the site of the Hotel Touraine. On the right of the picture can be seen
the Hotel Pelham, now replaced by the Little Building.



From a lithograph

A VIEW OF THE PUBLIC GARDEN AND BOSTON COMMON
From Arlington Street about 1870.
In the collection of the State Street Trust Company



From a Pennington print

QUINCY HALL MARKET ABOUT 1830

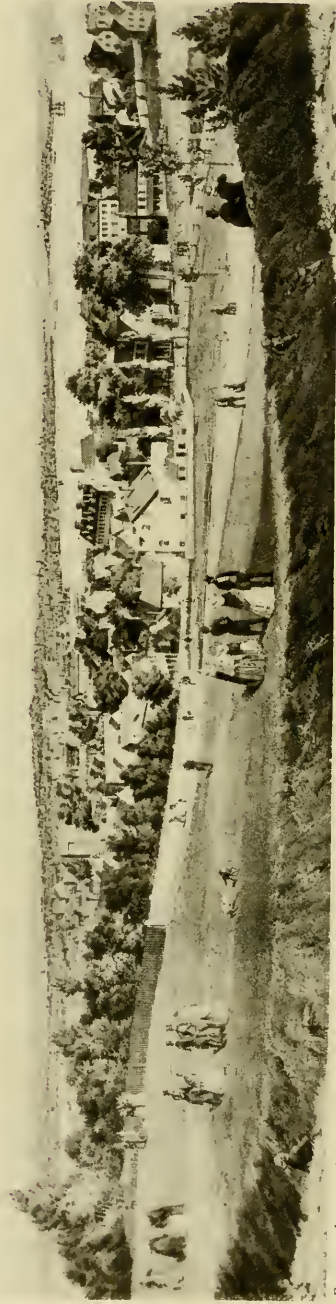
In the collection of the State Street Trust Company



From a photograph

Kindness of the Boston Real Estate Exchange

THE OLD BOSTON PUBLIC LIBRARY ON BOYLSTON STREET
Later used as a zoo for animals and now the site of the Colonial Building.
The fence in the foreground was used to surround the Deer Park on
Boston Common.



From a photograph

VIEW OF BOSTON AND EAST BOSTON
About 1859 from Telegraph Hill, South Boston.

In the collection of the State Street Trust Company



From a photograph

Kindness of the Boston Real Estate Exchange

PARK SQUARE IN 1870

Looking toward the second Boston and Providence Railroad Station from Boston Common.

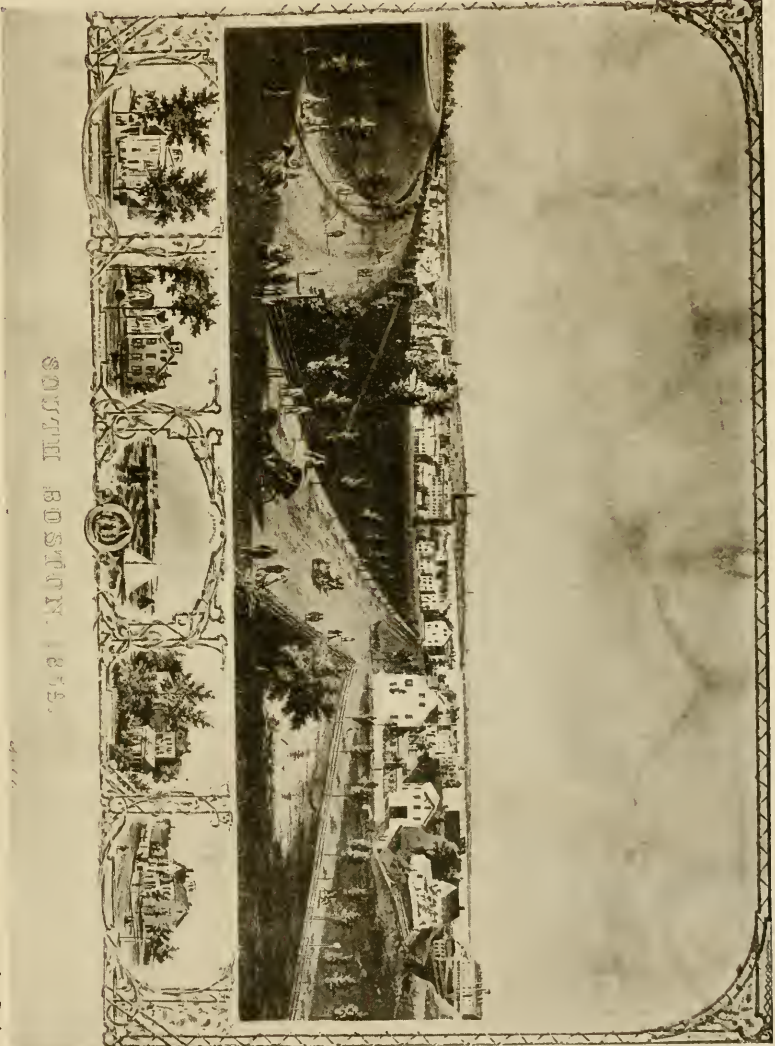


From photographs

Kindness of Macullar, Parker Company

WASHINGTON SQUARE, FORT HILL ABOUT 1870

Showing (above) Fort Hill before and (below) Fort Hill during the process of demolition. The dirt removed was used in filling in Atlantic Avenue and the Shawmut Avenue District.

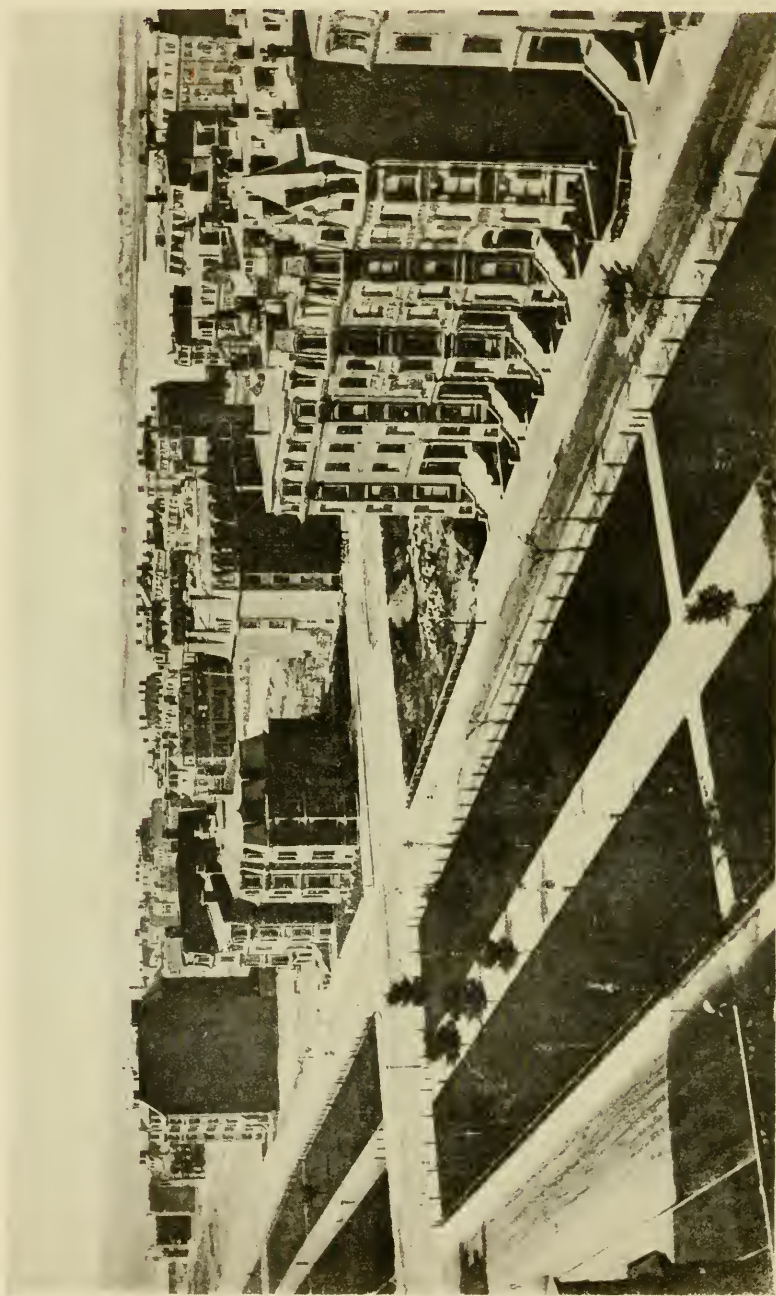


From a print

SOUTH BOSTON WITH BOSTON IN THE DISTANCE

Showing the reservoir on the left and the Perkins Institution for the Blind on the right.

Kindness of the Bostonian Society



From a photograph

HOW THE BACK BAY LOOKED IN 1872

Showing the west side of Commonwealth Avenue and its junction with Dartmouth Street. The Charles River is in the background.

Kindness of the Boston Real Estate Exchange



From a photograph

Kindness of the Boston Real Estate Exchange

TRINITY CHURCH IN COPLEY SQUARE ABOUT 1877

Showing the Hotel Brunswick on the left. The site of the Hotel Westminster can be seen on the right. Just beyond the tower on the extreme right of Trinity Church is the site of the present new building of the John Hancock Mutual Life Insurance Co.



From a photograph

Kindness of the Exchange Club

THE CUSTOM HOUSE OF BOSTON

On lower State Street before its tower was built. On the right can be seen the Boston Chamber of Commerce Building, and in the foreground the site of the Board of Trade Building.

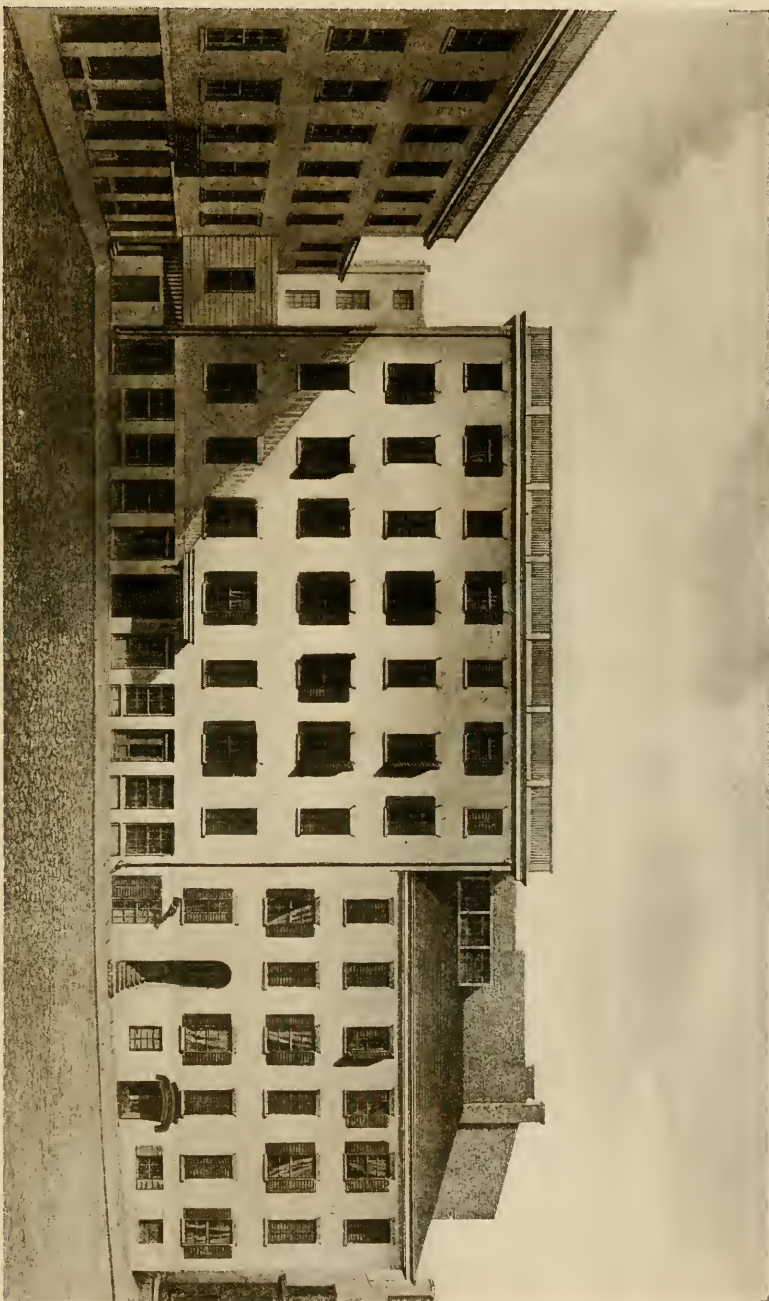


MERCHANTS ROW, BOSTON.

From a Pendleton lithograph

Kindness of Messrs. Draper & Dowling

THE FRANKLIN HOTEL IN 1829
West side of Merchants Row between Franklin Hall Square and North Street.



From a Penitence lithograph

THE SECOND EXCHANGE COFFEE HOUSE

Showing the west and south sides of Congress Square. The office of James Wilson, Town Crier, is in the adjoining building on the right which shows the sign of the "Bell-in-Hand." Devonshire Street is in the rear of these buildings.

Kindness of Messrs. Draper & Dowling

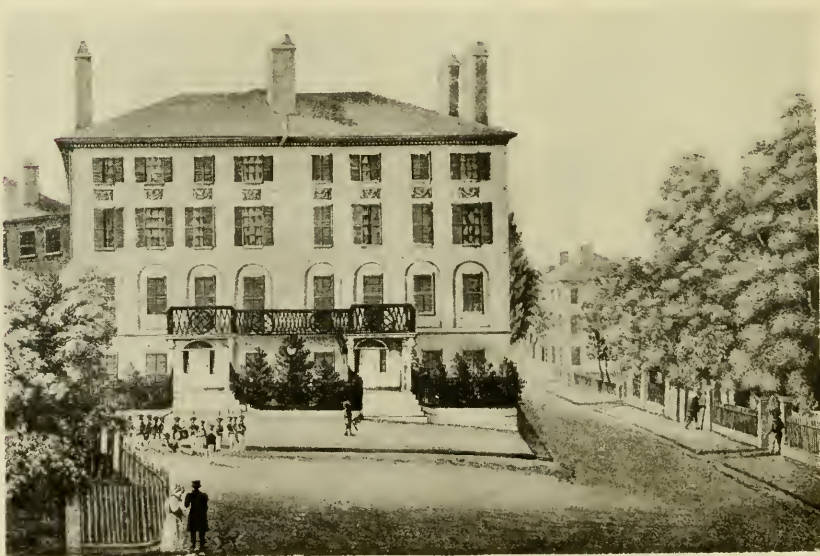


From a painting

Kindness of New England Mutual Life Insurance Co.

POST OFFICE SQUARE IN 1878

Showing the New England Mutual Life Insurance Company building,
between Pearl and Congress Streets on Milk Street.

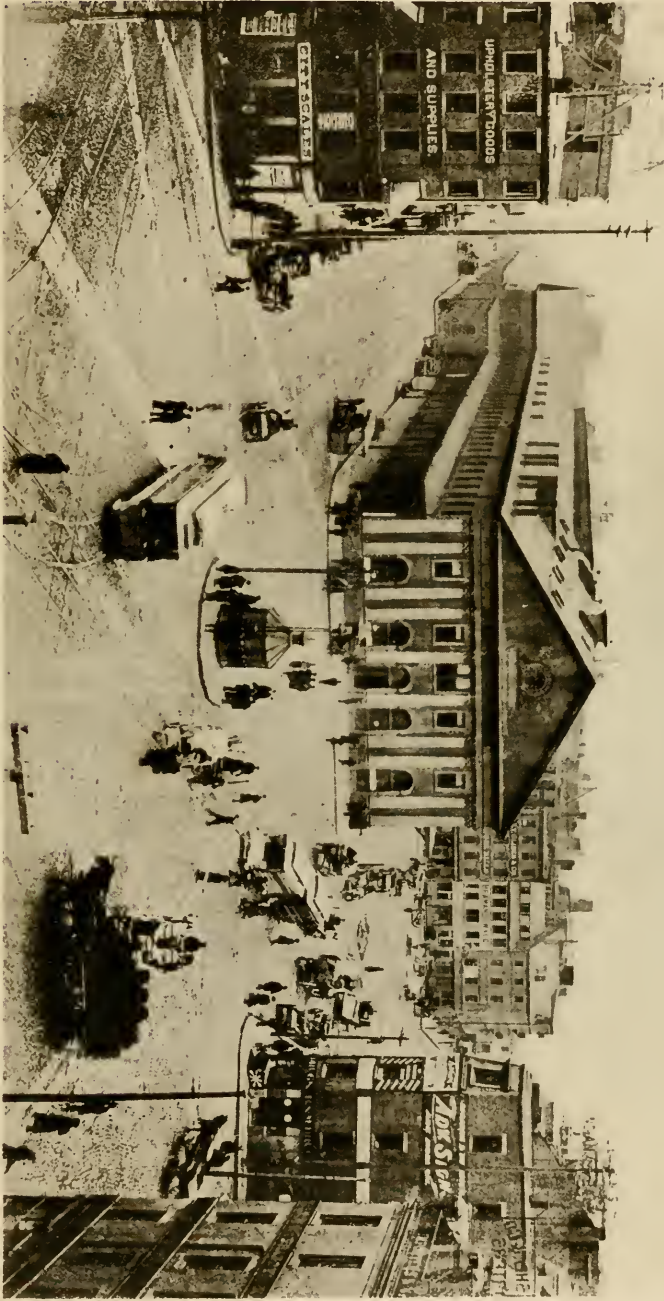


From a lithograph

Kindness of the Bostonian Society

THE BLAKE-SHAW HOUSES IN BOWDOIN SQUARE

Between Green and Cambridge Streets, built by Samuel Parkman about 1810.



From a photograph

HAYMARKET SQUARE

Showing the Boston and Maine Railroad Station, which is now the site of the Relief Hospital.

Kindness of the Exchange Club



From a photograph

Kindness of the Exchange Club

THE OLD HANCOCK HOUSE

Formerly the old Hancock Tavern, located on Corn Court off Faneuil Hall Square. Up to the time it was torn down in 1902, it was considered the oldest tavern in Boston.



From a photograph

Kindness of the Exchange Club

BOYLSTON STREET

Looking toward Tremont Street. The building in the center is the
Old Public Library.



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